

Armstrong Guest House Rental Agreement

This agreement is between *Armstrong Guest House owner, Lori Walders-Bensley*, (Lessor)

and _____ tenants and guests (Lessee). On this the ____ day of

_____, 20___, the parties agree as follows:

1. The term of occupancy begins _____, with departure on _____.
2. The total number of persons staying on the premises will be _____.
3. Check in time is 3:00 pm CST and Check-out time is 12:00 pm CST.
4. **NO pets** are allowed in the home or on the premises.
5. **NO SMOKING** is allowed inside the home. Smoking is allowed in the garage with the garage door open and the doors leading inside the home closed. All cigarette butts shall be disposed of in proper receptacles.
6. Lessee shall be permitted to have guests on the premises, however, Lessee shall be responsible and liable for all damages, losses, or injuries caused by Lessee's guests or friends of guests
7. Lessee warrants that Lessee shall not use the premises for any purpose other than as an abode. The garage shall not be used except as shelter for vehicles or storage by Lessee.
8. Upon notice, Lessor may enter the leased premises at all reasonable hours for the purpose of general inspection, maintenance, and repairs.
9. Lessee shall be responsible for any item taken, damaged, or removed from the premises and hereby agrees to pay the Lessor the replacement value thereof (as determined by Lessor) immediately upon termination of the lease.
10. Upon inspection of the premises and subject to any defects discovered, the parties will agree that the leased premises are in fit condition for occupancy at beginning of term. The Lessee shall have the duty to repair all damages beyond normal wear and tear resulting from Lessee's tenancy including but not exclusive to: cigarette butts on the property, broken windows or doors, stained furniture or carpets, broken furniture, stained towels and linens, lost keys, severe uncleanliness.
11. Lessee shall keep the premises clean and in sanitary condition.
12. Lessee shall not obstruct common rights of way and easements shared with occupants in the neighborhood. Further, vehicles shall not be parked or driven except on road or driveway. Vegetable garden beside the garage is the property of the neighbor and guests are not to enter it.
13. Lessee agrees by signing this agreement that Lessee is aware of the noise ordinance that is enforced by the Sheriff or Police Department. Noise shall be kept at a minimum after the hour of 10 pm. Eviction may occur with loss of rental fees and/or deposit if non-compliant.
14. Lessee hereby agrees to promptly report to Lessor any and all damages, thefts, losses, injuries, or maintenance problems occurring during the term of the lease.
15. Lessee hereby assumes all liability for personal injury or death in connection with the leased premises during the term of the lease and Lessee hereby indemnifies and holds harmless Lessor from all such injuries, losses or damages, including without limitation, attorney fees and litigation expenses. In addition, Lessee covenants not to sue or threaten suit against Lessor for any such personal injury or death.
16. Lessor reserves the right to cancel the lease immediately upon any breach or suspected breach of this Agreement by Lessee.

17. Any and all damage will be the sole responsibility of Lessee. Lessor reserves the right to determine the value and amount of any damage and if applicable, for insurance coverage or otherwise, whether the damage was accidental, intentional or the result of negligence.
 - a. Credit card will be held for potential damages.
18. Lessee shall be responsible for the house key and leave it in the house in the designated location upon departure. This location is the key hook in the entry area from the garage.
19. An initial down payment equaling half of stay balance is due at booking to secure reservation. Entire balance payment is due upon check in.
20. If any action at law or in equity is brought to enforce or interpret the provisions of this agreement, the prevailing party shall be entitled to reasonable attorney's fees in addition to such other relief as the prevailing party may be entitled. This agreement is governed by the laws of the State of Iowa.

Total payment due \$_____

Less Deposit \$_____

Final payment due \$_____

Lessee full printed name _____

Address _____

email _____

Cell number _____

Lessee

Date

Lessor

Date

I verify that Lessee is 18 years of age. _____

If Lessor is in doubt of Lessee age, a photo ID will need to be shown.

Armstrong Guest House
806 3rd Ave.
Armstrong, Iowa, 50514
Armstrongguesthouse.com